

## OM Zoning District Regulations

The OM District is established between major commercial areas of the Island and is intended to limit the types of nonresidential uses permitted. Land uses permitted are office and institutional in order to minimize travel impacts on the street system, encourage better compatibility in and among land uses on the Island, provide balance among land use types in major corridors and improve visual appearance along major corridors.

### **Permitted Uses**

Single Family Residential  
Colleges  
Public or Private Schools  
Government Facilities  
Hospitals  
Religious Institutions  
Mini Park

Minor Utility  
Eating Establishments without Seating  
Health Services Office, Except Hospitals  
Real Estate Sales/Rental Office  
Other Office  
Linear Park

### **Permitted with Conditions** (See Planning Staff for Conditions)

Residential Group Living  
Multifamily Residential  
Mixed Use  
Telecommunications Facility

Eating Establishment, High Turnover  
Eating Establishment, Low Turnover  
Bank or Financial Institution  
Health Club or Spa

### **Permitted by Special Exception** (See Planning Staff for Conditions & Criteria)

Other Institutions  
Community Park  
Taxicab Service

Commercial Parking  
Other Retail Sales or Service  
Major Utility

### **Density** (per Net Acre)

4 Dwelling Units  
10,000 Square Feet Office/Institutional  
8,000 Square Feet Other Uses

### **Maximum Structure Height**

Nonresidential  
45 feet above Base Flood Elevation  
3 Stories  
Residential  
35 feet above Base Flood Elevation  
2 Stories/ 1 Level Parking

### **Maximum Impervious Coverage**

40% of Gross Acreage for Residential  
65% of Gross Acreage for Nonresidential

### **Minimum Open Space**

50% of Gross Acreage for Residential  
20% of Gross Acreage for Nonresidential

### **Parking Requirements**

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.